



# 105 Spruce Road Penticton British Columbia

\$1,875,000

This prestigious 5.12-acre property offers privacy and panoramic beauty that cannot be duplicated. The combination of its size and two homes makes this package extraordinary with the option to use one as a mortgage helper. This property has been planted with grapes and farmed by a notable winery. The main home is a 4 bedroom family home with 3 bedrooms being located on the main level. From the moment you walk through the front door your breath will be taken away with the extreme views coming from the large picture windows in the living room. Enjoy the open concept of the kitchen, breakfast nook and family room all in one. Take advantage of the private patio off the kitchen for your morning coffee. The main home has many features including a vaulted ceiling, exposed beam, 3 Valor gas fireplaces, newer gas furnace (2022), newer roof (2018), wood kitchen cabinets, hard surface counter tops, private dining room, formal living room. This family home has the perfect basement for a growing family, with one bedroom, bathroom with built in cedar sauna, large rec room, summer kitchen, bar and even a private dance floor. You have access to the grounds out of the rec room slider. The second home is "As is, Where is condition" its perfect for a rental property to generate income for the purchase of your dream home. There are too many features to list, this is a must see. Book your private showing today! All measurements approximate. (id:6769)

- Storage 5' x 4'5"
- Wine Cellar 9'6" x 9'10"
- Storage 7'10" x 8'6"
- Recreation room 23'1" x 37'6"
- Laundry room 9'2" x 19'3"
- Bedroom 11'10" x 9'11"
- Storage 9'3" x 13'6"
- 3pc Bathroom 4'8" x 9'
- Living room 23' x 11'2"
- Kitchen 9'11" x 11'2"
- Foyer 10'1" x 4'11"
- Family room 15' x 15'9"
- Dining room 11'4" x 12'6"
- Primary Bedroom 13'11" x 13'3"
- Bedroom 10' x 8'9"
- Bedroom 10' x 11'3"
- 4pc Bathroom 7'4" x 7'10"
- 3pc Ensuite bath 4'1" x 7'7"
- Living room 14'5" x 21'8"

Listing Presented By:



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<http://www.lorilancaster.com/>



Royal

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